United States Bankruptcy Court

Eastern District of Pennsylvania

In re:	Case No. 21-12428-amc
Leonard Jones	Chapter 13
Debtor	

CERTIFICATE OF NOTICE

District/off: 0313-2	User: admin	Page 1 of 2
Date Rcvd: May 24, 2024	Form ID: pdf900	Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol   **Definition**

+   Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 26, 2024:

Recip ID	Recipient Name and Address
db	+ Leonard Jones, 816 Church Lane, Lansdowne, PA 19050-3604

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 26, 2024   Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 24, 2024 at the address(es) listed below:

Name	Email Address
DENISE ELIZABETH CARLON	on behalf of Creditor Deutsche Bank National Trust Company as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 bkgroup@kmllawgroup.com
JAMES RANDOLPH WOOD	on behalf of Creditor Borough of Yeadon jwood@portnoffonline.com jwood@ecf.inforuptcy.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LAWRENCE S. RUBIN	on behalf of Debtor Leonard Jones echo@pennlawyer.com foxtrot@pennlawyer.com;7272@notices.nextchapterbk.com
NICHOLAS FRANCIS BORSUK	on behalf of Creditor Deutsche Bank National Trust Company as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 nborsuk@eckertseamans.com
STEPHEN VINCENT BOTTIGLIERI	

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    on behalf of Delaware County Tax Claim Bureau sbottiglieri@tszlegal.com
    ecfnotices@comcast.net;ToscaniStathesZoellerLLC@jubileebk.net

United States Trustee

    USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 7

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Leonard J. Jones,   : **Chapter 13**
                       Debtor   : **Case No. 21-12428-amc**

ORDER

AND NOW, upon the filing of a Certification of Default of Stipulation of Settlement by

the Moving Party in accordance with the Stipulation of the parties approved by this Court on

August 23, 2023, at Doc. 73, it is hereby **ORDERED:**

The Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11

U.S.C. 362, is modified with respect to the real property located at 816 Church Lane, Lansdowne,

Delaware County, Pennsylvania, bearing folio no. 48-00-00970-00 to allow the Movant to sell said

real property pursuant to the Pennsylvania Real Estate Tax Sale Law and to take any legal or

consensual action for enforcement of its right to such sale.

                            BY THE COURT:

Date: May 24, 2024   _____
                            ASHELY M. CHAN, JUDGE
                            UNITED STATES BANKRUPTCY COURT